

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 02-03-03

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-3
ITEM DESCRIPTION: Final Plat #02-38 to be known as New River Subdivision. The Plat proposes to re-subdivide Outlot A, Sheehusen Industrial Park, into three lots and also proposed to dedicate right-of-way for a cul-de-sac bulb. The property is located north of TH 14, west of West Circle Drive at the westerly extent of the north frontage road.		PREPARED BY: Theresa Fogarty, Planner

January 28, 2003

Planning Department Review:

See attached staff report dated January 28, 2003, recommending approval subject to the following modifications / conditions:

1. *In the event there is a need to work within Mn/DOT's right-of-way a permit approved by the MN Department of Transportation shall be required.*

Council Action Needed:

1. *A resolution approving the plat can be adopted.*

Distribution:

1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File
5. Planning Department, GIS Division
6. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, February 3, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
7. GGG Engineering, Inc.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

NEW RIVER SUBDIVISION

Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That New River Fellowship, a Non-Profit Corporation, owners and proprietors of the following described property in the City of Rochester, State of Minnesota, is wit:

OUTLOT A, SEEHUSEN INDUSTRIAL PARK, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE OLUMSTED COUNTY RECORDER, OLUMSTED COUNTY, MINNESOTA, CONTAINING 8.08 ACRES.

Have caused the same to be surveyed and plotted as NEW RIVER SUBDIVISION and do hereby donate and dedicate to the public for the public use forever the thoroughfare, cul-de-sac, and for drainage and utility purposes only the easements as shown on this plat.

In witness whereof said New River Fellowship, a Non-Profit Corporation, have caused these presents to be signed by its proper officer this ____ day of ____ 20__

Todd Fiedler - Title: President

STATE OF MINNESOTA

COUNTY OF ____
The foregoing instrument was acknowledged before me this ____ day of ____ 20__ by Todd Fiedler, President of New River Fellowship Non-Profit Corporation, on behalf of the corporation.

Notary Public, ____ County, Minnesota
My Commission expires: ____

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and plotted the property described on this plat as NEW RIVER SUBDIVISION, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G. Griffin, Land Surveyor
Minnesota Registration No. 21840

STATE OF MINNESOTA

COUNTY OF ____
The foregoing Surveyor's Certificate was acknowledged before me this ____ day of ____ 20__ by Geoffrey G. Griffin, Minnesota Registration No. 21840

Notary Public, ____ County, Minnesota

My commission expires: ____

KNOW ALL MEN BY THESE PRESENTS: That Home Federal Savings Bank, a federally chartered stock savings bank organized under the laws of the United States of America, holder of a mortgage on the above described property hereby consents to the plat described herein.

Home Federal Savings Bank

By ____ Title: Vice President

State of Minnesota
County of Olumsted

On ____ 20__, before me, a Notary Public with and for said County, personally appeared Carle J. Klapotick to me personally known, who, being by me duly sworn did say that he/she is Vice President of Home Federal Savings Bank, and that said instrument was signed on behalf of Home Federal Savings Bank, and acknowledged said instrument to be the free act and deed of said Bank.

Notary Public, ____ County, Minnesota

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this ____ day of ____ 20__

Olumsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20__ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this ____ day of ____ 20__

DOCUMENT NUMBER ____

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this ____ day of ____ 20__ at ____ o'clock ____ M., and was duly recorded in the Olumsted County records.

Director of Property Records & Licensing

Deputy

CITY APPROVAL

State of Minnesota
County of Olumsted
City of Rochester

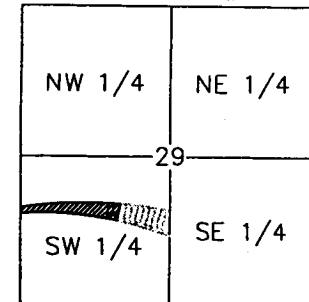
I, Judy K. Scherr, in and for the City of Rochester, do hereby certify that on the ____ day of ____ 20__ the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this ____ day of ____ 20__

Judy K. Scherr, City Clerk

LINE	LENGTH	BEARING
L1	36.00'	87°47'47"E
L2	36.16'	S89°58'17"W
L3	36.63'	S89°58'17"W
L4	40.00'	S89°58'17"W
L5	36.00'	S89°58'17"W
L6	40.00'	S89°58'17"W
L7	37.00'	S89°58'17"W
L8	148.00'	S14°45'45"W
L9	24.14'	S89°58'17"W
L10	36.00'	S89°58'17"W
L11	36.00'	S89°58'17"W
L12	318.00'	S89°58'17"W
L13	36.17'	S89°58'17"W
L14	370.00'	S89°58'17"W
L15	36.00'	S89°58'17"W
L16	36.00'	S89°58'17"W
L17	36.00'	S89°58'17"W

CHORD	ARC	ANGLE	CHORD	ARC	ANGLE
C1	15.45'	88°04'30"	C2	37.14'	87°47'47"
C3	36.17'	88°04'30"	C4	36.17'	88°04'30"
C5	36.63'	88°04'30"	C6	36.63'	88°04'30"
C7	37.00'	88°04'30"	C8	37.00'	88°04'30"
C9	37.00'	88°04'30"	C10	37.00'	88°04'30"
C11	37.00'	88°04'30"	C12	37.00'	88°04'30"
C13	37.00'	88°04'30"	C14	37.00'	88°04'30"
C15	37.00'	88°04'30"	C16	37.00'	88°04'30"
C17	37.00'	88°04'30"	C18	37.00'	88°04'30"
C19	37.00'	88°04'30"	C20	37.00'	88°04'30"
C21	37.00'	88°04'30"	C22	37.00'	88°04'30"
C23	37.00'	88°04'30"	C24	37.00'	88°04'30"
C25	37.00'	88°04'30"	C26	37.00'	88°04'30"
C27	37.00'	88°04'30"	C28	37.00'	88°04'30"
C29	37.00'	88°04'30"	C30	37.00'	88°04'30"
C31	37.00'	88°04'30"	C32	37.00'	88°04'30"
C33	37.00'	88°04'30"	C34	37.00'	88°04'30"
C35	37.00'	88°04'30"	C36	37.00'	88°04'30"
C37	37.00'	88°04'30"	C38	37.00'	88°04'30"
C39	37.00'	88°04'30"	C40	37.00'	88°04'30"
C41	37.00'	88°04'30"	C42	37.00'	88°04'30"
C43	37.00'	88°04'30"	C44	37.00'	88°04'30"
C45	37.00'	88°04'30"	C46	37.00'	88°04'30"
C47	37.00'	88°04'30"	C48	37.00'	88°04'30"
C49	37.00'	88°04'30"	C50	37.00'	88°04'30"
C51	37.00'	88°04'30"	C52	37.00'	88°04'30"
C53	37.00'	88°04'30"	C54	37.00'	88°04'30"
C55	37.00'	88°04'30"	C56	37.00'	88°04'30"
C57	37.00'	88°04'30"	C58	37.00'	88°04'30"
C59	37.00'	88°04'30"	C60	37.00'	88°04'30"
C61	37.00'	88°04'30"	C62	37.00'	88°04'30"
C63	37.00'	88°04'30"	C64	37.00'	88°04'30"
C65	37.00'	88°04'30"	C66	37.00'	88°04'30"
C67	37.00'	88°04'30"	C68	37.00'	88°04'30"
C69	37.00'	88°04'30"	C70	37.00'	88°04'30"
C71	37.00'	88°04'30"	C72	37.00'	88°04'30"
C73	37.00'	88°04'30"	C74	37.00'	88°04'30"
C75	37.00'	88°04'30"	C76	37.00'	88°04'30"
C77	37.00'	88°04'30"	C78	37.00'	88°04'30"
C79	37.00'	88°04'30"	C80	37.00'	88°04'30"
C81	37.00'	88°04'30"	C82	37.00'	88°04'30"
C83	37.00'	88°04'30"	C84	37.00'	88°04'30"
C85	37.00'	88°04'30"	C86	37.00'	88°04'30"
C87	37.00'	88°04'30"	C88	37.00'	88°04'30"
C89	37.00'	88°04'30"	C90	37.00'	88°04'30"
C91	37.00'	88°04'30"	C92	37.00'	88°04'30"
C93	37.00'	88°04'30"	C94	37.00'	88°04'30"
C95	37.00'	88°04'30"	C96	37.00'	88°04'30"
C97	37.00'	88°04'30"	C98	37.00'	88°04'30"
C99	37.00'	88°04'30"	C100	37.00'	88°04'30"

VICINITY MAP T 107 N R 14W



"NOT TO SCALE"

DRAINAGE EASEMENT DEFINED

AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

BEARINGS

ALL BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 107 N, RANGE 14 W WHICH IS ASSUMED TO BEAR NORTH.

CONTROLLED ACCESS DEFINED

INGRESS AND EGRESS TO, FROM OR ACROSS THE ADJUTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

U.E. UTILITY EASEMENT

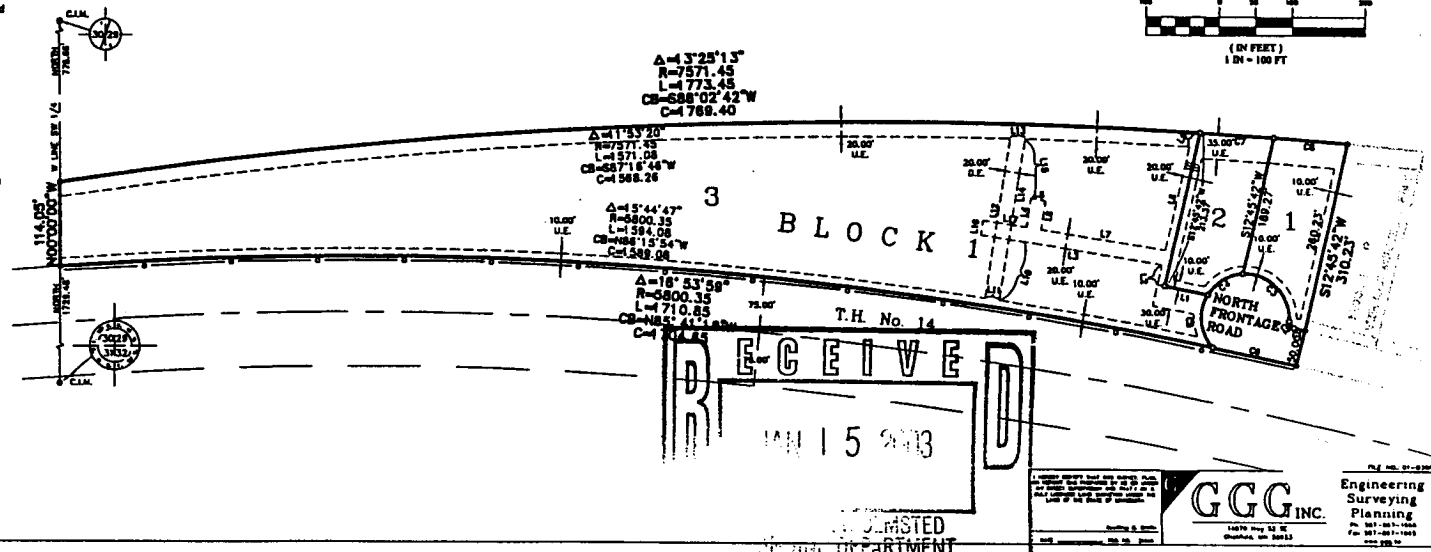
D.E. DRAINAGE EASEMENT

CONTROLLED ACCESS

IRON PIPE WITH PLASTIC CAP
STAMPED R.L.S.#21840 SET

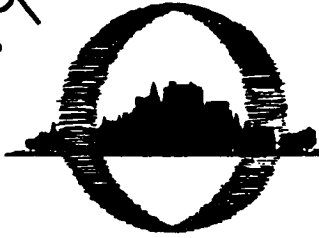
FOUND MONUMENT

GRAPHIC SCALE



COVENTRY LN NW
COVENTRY

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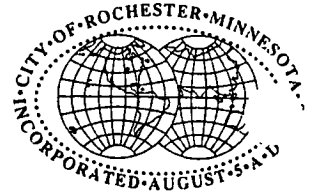
ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: City Planning and Zoning Commission

FROM: Theresa Fogarty, Planner

DATE: January 28, 2003

RE: Final Plat #02-38 to be known as New River Subdivision. The Plat proposes to re-subdivide Outlot A, Sheehusen Industrial Park, into three lots and also proposes to dedicate right-of-way for a cul-de-sac bulb. The property is located north of TH 14, west of West Circle Drive at the westerly extent of the north frontage road.

Planning Department Review:

Applicant/Owner:

AB Systems, Inc.
209 Woodlake Drive SE
Rochester, MN 55904

Surveyors/Engineers:

GCG, Inc.
14070 Highway 52 SE
Chatfield, MN 55923

Referral Comments:

Rochester Public Works Department
Rochester Public Utilities – Water Department
MN Department of Transportation
Planning Department - John Harford, Wetlands
Representative

Report Attachments:

1. Referral Comments (4 letters)
2. Location Map
3. Copy of Final Plat

Development Review:

Location of Property:

The property is located north of T.H. 14 West, south of the railroad tracks and at the westerly end of the North Frontage Road.

Zoning:

The property is currently zoned M-2 (Industrial) district on the City of Rochester Zoning Map.

Proposed Development:

This development (Outlot A, Seehusen Industrial Park) consists of 8.08 acres of land to be subdivided into 3 lots for development.



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Roadways:

This plat proposes to dedicate right-of-way for one new roadway.

This roadway is labeled "North Frontage Road" and is designed as a cul-de-sac according to City standards.

This platting is acceptable with the MN Department of Transportation (Mn/DOT) providing any work will be outside of Mn/DOT's right-of-way. In the event there is a need to work within Mn/DOT's right-of-way a permit will be needed.

Pedestrian Facilities:

The requirement of Pedestrian Facilities is addressed within the executed Development Agreement.

In addition, Pedestrian facilities for the development of each lot will be determined at the time of Site Development Plan Review.

Drainage:

Grading and drainage plans have been approved by the City Public Works Department.

Stormwater Management has been addressed in the executed Development Agreement.

Wetlands:

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. The site was studied for wetlands and hydric soils do exist. A Wetland Exemption has been approved for the portion of the property proposed for site improvements.

Public Utilities:

Final Utility Plans have been approved.

Parkland Dedication:

No parkland dedication is required for this plat.

General Development Plan:

There is no General Development Plan for this plat.

Preliminary Plat:

A preliminary plat for this area was approved by the Council on October 7, 2002. The approval of the preliminary plat was subject to five (5) conditions: The conditions are listed below:

1. The Plat shall be revised:

a. Identifying the "Proposed Ditch" indicated on the plat as a drainage easement.

2. The Developer shall provide a concrete sidewalk along the frontage of the North Frontage Road within this development, and along the entire frontage of T.H. 14, or alternatively execute a Pedestrian Facilities Agreement to address its obligations.

3. ***Dedication of parkland shall be handled in the form outlined in the August 22, 2002 Memorandum from the Rochester Park and Recreation Department.***
4. ***Storm Water Management must be provided, and a Storm Water Management fee shall apply, for the benefit of participation in the City's Storm Water Management Plan (SWMP), for any areas of this development that do not drain to the privately constructed on-site detention facilities.***
5. ***The Developer shall enter into a Development Agreement with the City of Rochester, prior to Final Plat submittal, to address in part, the developers responsibility for roadway improvements that are needed as a result of the proposed development, and associated traffic, as well as, access control, stormwater management, park dedication, pedestrian facilities, right-of-way dedication, contributions for public infrastructure and the developers obligation to extend sanitary sewer and watermain to the westerly extend of Outlot 'A'.***

Final Plat - Planning Staff Review and Recommendation:

The Developer has executed a Development Agreement with the City for this Plat. Therefore, staff would recommend approval subject to the following conditions or modifications:

1. ***In the event there is a need to work within Mn/DOT's right-of-way a permit approved by the MN Department of Transportation shall be required.***

Reminder to Applicant:

- **Prior to development, the property owner will need to execute a City / Owner Contract for construction of all public infrastructure and utilities to serve this subdivision.**

ROCHESTER

— Minnesota —

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TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 1/27/03

The Department of Public Works has reviewed the application for a Final Plat #02-38 on the New River Subdivision (replat of Outlot A, Seehusen Industrial Park). The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property.
2. Execution of a City / Owner Contract will be required prior to construction of public infrastructure.

Development charges for Sewer Availability (SAC) have been paid for this Property. Remaining Development Charge and fees applicable to the development of the property are addressed in the Development Agreement, and include (rates valid 8/1/02 through 7/31/03):

- ❖ Water Availability Charge (WAC) @ \$1790.25 per developable acre.
- ❖ Storm Water Management Fee – To Be Determined, for all areas of the development where on-site detention is not provided.



January 28, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Final Plat #02-38 to be known as New River Subdivision.

Dear Ms. Garness:

Our review of the referenced final plat is complete and we have no objections.
The final utility plans have been approved.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention

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Minnesota Department of Transportation

Minnesota Department of Transportation - District 6

Mail Stop 060
2900 48th Street N.W.
Rochester, MN 55901-5848

Office Tel: 507-280-2913
Fax: 507-285-7355
E-mail: dale.maul@dot.state.mn.us

January 27, 2003

Jennifer Garness
Rochester – Olmsted Planning Department
2122 Campus Drive SE – Suite 100
Rochester, MN 55904

RE: Final Plat #02-38 to be known as New River Subdivision. The Plat proposes to re-subdivide Outlot A, Seehusen Industrial Park, into three lots and also proposes to dedicate right-of-way for a cul-de-sac bulb.

Dear Ms. Garness:

Thank you for the opportunity to review the Final Plat #02-38 to be known as New River Subdivision. Please refer to comments sent in the August 30, 2002, letter as Mn/DOT's response to the Final Platting. (Attachment)

Questions may be directed to Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777.

Sincerely,

A handwritten signature in cursive script that reads 'Dale E. Maul'.

Dale E. Maul
Planning Director

Attachment

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Minnesota Department of Transportation

Minnesota Department of Transportation - District 6

Mail Stop 060

2900 48th Street N.W.

Rochester, MN 55901-5848

Office Tel: 507-280-2913

Fax: 507-285-7355

E-mail: dale.maul@dot.state.mn.us

August 30, 2002

Jennifer Garness

Rochester Olmsted Planning Department

2122 Campus Drive SE-Suite100

Rochester, MN 55904

RE: Subdivision Permit (Preliminary Plat) #02-38 to be known as New River Subdivision by New River Fellowship. The Plat proposes to replat Outlot A, Seehusen Industrial Park into 3 lots for development. The property is located north of TH 14 West, south of the railroad tracks at the westerly end of the North Frontage Road.

Dear Ms. Garness:

The Minnesota Department of Transportation (Mn/DOT) has reviewed Preliminary Plat #02-38 to be known as New River Subdivision by New River Fellowship. This platting is acceptable with Mn/DOT providing this use and any work will be outside of Mn/DOT's right-of-way. In the event there is a need to work within Mn/DOT's right-of-way a permit will be needed. You may contact Lee Gierok, Permit Specialist, at (507) 285-7362 for a permit application.

Thank you for the opportunity to review the above proposal. Please contact Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777 for any questions you may have.

Sincerely,

A handwritten signature in cursive script, reading 'Dale E. Maul', is written over a horizontal line.

Dale E. Maul
Planning Director

cc: Fred Sandal
Debbie Persoon-Bement
File

DEM:DPB:mc

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WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: New River Subdivision

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

A wetland exemption has been approved for the portion of the property proposed for site improvements. The wetland file number is #02-27.

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